

NOTICE OF PUBLIC HEARINGS

The Harlingen Planning and Zoning Commission will consider the following items in a public hearing Wednesday, September 11, 2024, at 5:30 p.m. at the City Hall Town Hall located at 118 E. Tyler Avenue, Harlingen, Texas 78550.

1. Request for a Special Use Permit to allow an adult business (tattoo shop) in a General Retail ("GR") District, located at 117 E. Porte Court, Suite #1, bearing a legal description of Lot 5, Block 1, East Porte Center Subdivision. Applicant: Gabriel Vargas
2. Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 202 North Ed Carey Drive, bearing a legal description of Lot 1, Block 1, Camino Real Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc.
3. Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1250 North 77 Sunshine Strip, bearing a legal description of Lot 11 and the West ½ of Lot 12, Block 1, N Crown Heights Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc.
4. Request for a Special Use Permit ("SUP") to allow a battery storage energy facility in a General Retail ("GR") District located at a property along the north side of East Harrison Avenue, approximately 485 feet east of Loop 499, bearing a legal description of 2.00 acres out of the West 6.88 acres, Block 49, Palmetal Company Subdivision. Applicant: Christopher Rose
5. Request to rezone from Residential, Single Family ("R-1") District to Neighborhood Services ("NS") District for 1.73 acres of land out of Lot 6, Section 297, Stuart Place Resubdivision, located at the southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC
6. Request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article VII, Section 111-173, Nonresidential Height Restrictions, by removing this section in its entirety from the Zoning Chapter of the Code of Ordinances. Applicant: City of Harlingen
7. Request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 34, Offenses and Miscellaneous Provision, Article V, Section 34-114, Noise Disturbances, by adding a provision which exempts properties located within an industrial zone or industrial land uses from the noise regulations. Applicant: City of Harlingen

If approved by the P&Z Commission, the City Commission will consider the following items in a public hearing Wednesday, September 18, 2024, at 5:30 p.m. at the City Hall Town Hall located at 118 E. Tyler Avenue, Harlingen, Texas 78550.